

**Proposed Renovation/Addition
Overview
17 Cushing Street, Newton Centre, MA**

The Hughes family, with six children between the ages of 2 and 9, loves their house and neighborhood. However, they need a little more “living” space, and a safer play space for the children. The house also needs a lot of TLC before it becomes too derelict to repair. The Hughes family wants to invest in revitalizing this “Circa 1893” house so that it will continue to be a part of Newton’s heritage as well as a house their children can enjoy for their entire childhood.

Overview

One main objective of this renovation/addition is to restore and repair the existing house and to make it energy efficient. Another main objective is to add living space to allow this family to stay in this house and neighborhood and create a safe play area for their six children while creating a home that contributes positively to the neighborhood. The proposed addition and garage are located at rear of property, in an area next to neighbors’ driveways and garages, with minimal impact on the neighbors while creating a property with more curb appeal, adding to the character of the neighborhood.

Illustrative Exhibits

Exhibit A – Existing and Proposed Rendering: Proposed addition and garage will reflect the “language” of the existing house. The roof pitches will match the existing. Garage will have same hip roof style with shed dormers as the house. Front porch railing and posts will be more in keeping with the rest of the house.

Exhibit B – Site Plan of Existing and Proposed: Addition at rear replaces the screened porch addition that was built in the 1970’s and is within all setbacks as required by zoning.

Exhibit C – Neighborhood Plan showing Massing of Houses, Garages of Surrounding Area: Proposed addition and garage are in keeping with the character of the neighborhood as evidenced by this illustration.

Exhibit D – Proposed Landscaping Plan: Currently the side yard with the driveway cutting through it ends at a non-historic rundown single car garage that is unattractive. The proposed garage and addition will form a new outdoor space that will be landscaped. Currently at the street edge there is a hedge of bushes that cuts the house off from the street. A low picket fence is proposed with a planting bed of flowering plants so that the site is visually attractive and open while keeping it safe for the children.

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Highlighted Details
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Major Highlighted Details:

I. Historic House: The Hughes Family wants to restore the house so that it will continue to be a living part of Newton's history.

- A.** Replace ALL siding and rotted trim (**see Exhibit E .1 - E.3**)
- B.** Insulate entire house
- C.** Restore and re-furbish (not replace) existing historic windows and add storms (new energy-code windows in addition)
- D.** Add architectural details appropriate to period
- E.** Replace 1970's Fypon (plastic) porch railings/posts with more authentic wood railings/posts
- F.** Remove 1970's screen porch addition at back of house (**see Exhibit F**)

II. Current site has issues:

- A.** No real backyard for children to play, only side yard
- B.** Side yard play area is unsafe for children since the driveway cuts right through it
- C.** Circuitous pathways to enter the house from driveway/garage make it difficult to enter house easily from driveway (**See Exhibit G**)

III. Proposed site improvements:

- A.** Addition and garage located at rear of property will not impact street
- B.** Front porch to be rounded out to reflect rounded portion of house, a signature feature of the house
- C.** Front porch will have new steps to more safely access side yard
- D.** Driveway to have brick apron at street and sides of driveway
- E.** Front edge will have low white picket fence with flowerbed for all to enjoy
- G.** Addition and garage will have pitched hip roofs with same pitch as house

IV. Useful living space limited: See annotated plan (**Exhibit G**)

- A.** Current dining room serves as family room
- B.** Front foyer, though beautiful, is not useful as living space
- C.** One full bath on second floor for four bedrooms
- D.** Hallways are very narrow
- E.** Children currently doubled/tripled up in bedrooms

V. Neighbors in support

- A.** Neighbor across Cushing Street will benefit from having the driveway relocated since cars often park on that stretch of curb opposite their driveway.
- B.** New driveway location will alleviate the congestion for neighbor backing out